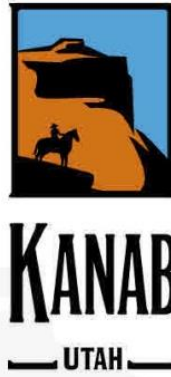


Mayor  
Robert Houston  
City Manager  
Joe Decker  
Treasurer  
RaeLene Johnson



City Council  
Kent Burggraaf  
Cheryl Brown  
Kirt Carpenter  
Brent Chamberlain  
Joe B. Wright

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## KANAB CITY PLANNING COMMISSION STAFF REPORT- August 5, 2014

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### I. REQUEST: Land Use Ordinance Amendment: Height Restriction in C1 Zone

### II. STAFF ANALYSIS

Section 15-3 of the Kanab City Land Use Ordinance provides regulations related to maximum building heights for commercial and manufacturing districts. Per this ordinance, the maximum building within the C1 Commercial Zone is 35 ft. Currently there is the demand for a building of greater than 35 feet within this zone. A perspective applicant has approached the City with the intention of developing a four story, 45 foot hotel building on a parcel within the C-1 zone. One of the purposes of the C-1 Zone is to provide for a variety of types of goods and services in a walkable atmosphere. Allowing for 45 feet tall buildings would not conflict with the purpose of this zone or Community Design Goals of Chapter 3 in the General Plan and is not expected to have significant detrimental effects upon surrounding properties. In addition, Chapter 4 of the General Plan stipulates that the “revitalization of the community’s downtown is considered to be a priority economic objective of the City.” Although raising the height restriction would improve economic development opportunities in the downtown area, a concern has been raised that the raised height limit would obstruct views of passersby. While there is a possibility that allowing for taller buildings in the C1 zone would have detrimental effect upon the view shed of passersby by blocking the natural landscape in some locations, the overall effect is expected to be minimal. However, the Planning Commission should consider this impact in formulating a recommendation for the City Council. The Kanab City Fire Chief has determined that raising the height limit would not raise safety concerns, as the City has equipment in its possession that would provide for fire safety for buildings of greater than 45 feet. In order to foster economic development in the city, while maintaining the goals of the C1 Zone, Staff believes that raising the maximum height restriction from the current restriction of 35 feet to 45 feet in the C1 zone would be beneficial for the City.

### III. FINDINGS

1. Raising the height limit in the C1 zone does not conflict with the purpose of the zone.
2. There is a demand to develop buildings which are greater than 35 feet.
3. Raising the height limit is not expected to raise significant safety concerns.
4. Allowing for taller structures is expected to allow for some visual impacts in the C1 zone.

– A Western Classic –

**IV. STAFF RECOMMENDATION:**

**That the Kanab City Planning Commission recommend to the Kanab City Council, an amendment to Section 15-3 of the Kanab City Land Use Ordinance, raising the the maximum Story/Height regulation within the C1 zone from “35 feet” to “45 feet.”**